

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/Corner Stevenson Road and  
Greenspring Valley Road  
(10703 Stevenson Road)  
9th Election District  
3rd Councilmanic District  
  
Carl J. Sardegna, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-456-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners, Carl J. and Nancy Williams Sardegna. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 43 feet in lieu of the required 75 feet from the street centerline of Stevenson Road for a proposed two-story addition. The subject property and relief sought are more particularly described on the two-page boundary/survey/location drawing and plan which accompanied the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date


By

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of June, 1998 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 43 feet in lieu of the required 75 feet from the street centerline of Stevenson Road for a proposed two-story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 6/24/98  
By bjs



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

June 24, 1998

Mr. & Mrs. Carl J. Sardegna  
10703 Stevenson Road  
Stevenson, Maryland 21153

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/Corner Stevenson Road and Greenspring Valley Road  
(10703 Stevenson Road)  
9th Election District - 3rd Councilmanic District  
Carl J. Sardegna, et ux - Petitioners  
Case No. 98-456-A

Dear Mr. & Mrs. Sardegna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 10703 STEVENSON RD, STEVENSON  
which is presently zoned RC-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3 (BCZR)

TO PERMIT ASIDE YARD SET BACK OF 43 FT IN LIEU OF THE REQUIRED 75 FT FROM THE CENTER LINE OF STEVENSON ROAD AND TO AMEND PREVIOUS CASE # 97-370-A. NWS

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) IN APRIL 1997 A VARIANCE WAS GRANTED ON THE SAME PROPERTY ALLOWING US (THE OWNERS) A SIDE STREET SETBACK OF 46' FROM THE CENTER LINE OF THE ROAD IN LIEU OF THE REQUIRED 75'. (SEE 97-370-A) PLATS AND ALL OTHER INFO AVAILABLE AT THAT TIME INDICATED THIS TO BE AN ADEQUATE AND ACCURATE VARIANCE FROM COUNTY NORMS TO ALLOW AN ADDITION TO UPDATE THE PROPERTY.

(PLEASE SEE CONTINUATION OVER)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No 410-602-9402

Signature

City

State

Zipcode

Name Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_\_\_ 19\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T.

DATE

5/26/98

ESTIMATED POSTING DATE:

6-7-98

Printed with Soybean Ink  
on Recycled Paper

ITEM #:

456

98-456-A

ORDER RECEIVED FOR FILING

Date

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10703 STEVENSON ROAD  
address  
STEVENSON, MARYLAND 21153  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty) (CONTINUED FROM OTHER SIDE)

THE ADDITION WHICH NECESSITATED THE ORIGINAL VARIANCE WAS BUILT EXACTLY AS INDICATED IN 97-370-A AND IS NOW COMPLETE. HOWEVER, A NEW BOUNDARY SURVEY JUST COMPLETED ILLUMINATES AN INACCURACY IN THE OLDER PLATS AND INDICATES THAT THE PRECISE RELIEF GRANTED IN 97-370-A (BASED ON INFO SUBMITTED IN GOOD FAITH AND ACCEPTED AS ACCURATE), SHOULD HAVE ALLOWED FOR A SETBACK OF 43' INSTEAD OF 46'. BECAUSE FUTURE USE AND/OR CONVEYANCE OF SUBT. PROPERTY WILL RELY ON THE ACCURACY OF THE EXISTING VARIANCE, AND LENDERS WILL REQUIRE STRICT COMPLIANCE, WE RESPECTFULLY REQUEST THAT THE ADDITIONAL OF VARIANCE BE GRANTED SO THAT THE RECORDS REFLECT THE ACCURATE LOCATION OF THE ADDITION NOW REVEALED THROUGH THE NEW SURVEY.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Carl J. Sardegna  
(signature)  
CARL J. SARDEGNA  
(type or print name)



Nancy Williams Sardegna  
(signature)  
NANCY WILLIAMS SARDEGNA  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26<sup>th</sup> day of May, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CARL J. SARDEGNA & NANCY WILLIAMS SARDEGNA

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 26<sup>th</sup>, 1998  
date

B. J. Arczynski  
NOTARY PUBLIC

My Commission Expires:

B. J. ARCZYNSKI  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires October 2, 1999

A-324.89

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10703 STEVENSON ROAD  
address  
STEVENSON, MARYLAND 21153  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty) (CONTINUED FROM OTHER SIDE)

THE ADDITION WHICH NECESSITATED THE ORIGINAL VARIANCE WAS BUILT EXACTLY AS INDICATED IN 97-370-A AND IS NOW COMPLETE. HOWEVER, A NEW BOUNDARY SURVEY JUST COMPLETED ILLUMINATES AN INACCURACY IN THE OLDER PLATS AND INDICATES THAT THE PRECISE RELIEF GRANTED IN 97-370-A (BASED ON INFO SUBMITTED IN GOOD FAITH AND ACCEPTED AS ACCURATE), SHOULD HAVE ALLOWED FOR A SETBACK OF 43' INSTEAD OF 46'. BECAUSE FUTURE USE AND/OR CONVEYANCE OF SUBJ. PROPERTY WILL RELY ON THE ACCURACY OF THE EXISTING VARIANCE, AND LENDERS WILL REQUIRE STRICT COMPLIANCE, WE RESPECTFULLY REQUEST THAT THE ADDITIONAL OF VARIANCE BE GRANTED SO THAT THE RECORDS REFLECT THE ACCURATE LOCATION OF THE ADDITION NOW REVEALED THROUGH THE NEW SURVEY.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Carl J. Sardegna  
(signature)  
CARL J. SARDEGNA  
(type or print name)



Nancy Williams Sardegna  
(signature)  
NANCY WILLIAMS SARDEGNA  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26<sup>th</sup> day of May, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CARL J. SARDEGNA & NANCY WILLIAMS SARDEGNA

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 26<sup>th</sup>, 1998  
date

B. J. Arczynski  
NOTARY PUBLIC

My Commission Expires:

B. J. ARCZYNSKI  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires October 2, 1999

A. J. W. 20



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10703 STEVENSON RD, STEVENSON  
which is presently zoned RC-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A 01. 3. B. 3 (BCZR)

TO PERMIT A SIDE YARD SET BACK OF 43 FT IN LIEU OF THE REQUIRED 75 FT FROM THE CENTER LINE OF STEVENSON ROAD AND TO AMEND PREVIOUS CASE # 99-370-A (WS)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) IN APRIL 1997 A VARIANCE WAS GRANTED ON THIS SAME PROPERTY ALLOWING US (THE OWNERS) A SIDE STREET SETBACK OF 46' FROM THE CENTER LINE OF THE ROAD IN LIEU OF THE REQUIRED 75'. (SEE 99-370-A) PLATS AND ALL OTHER INFO AVAILABLE AT THAT TIME INDICATED THIS TO BE AN ADEQUATE AND ACCURATE VARIANCE FROM COUNTY NORMS TO ALLOW AN ADDITION TO UPDATE THE PROPERTY

(PLEASE SEE CONTINUATION OVER)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

CARL J. SARDEGNA

(Type or Print Name)

Signature

NANCY WILLIAMS SARDEGNA

(Type or Print Name)

Signature

10703 STEVENSON RD

Address

Phone No 410-602-9

STEVENSON, MD. 21153

City

State

Zipcode

Name Address and phone number of representative to be contacted

SAME

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers; a general circulation throughout Baltimore County, and that the property be reposted

REVIEWED BY: RT

DATE: 5/26/98

ESTIMATED POSTING DATE: 6-7-98



Printed with ink on Recycled Paper

Zoning Commissioner of Baltimore County

ITEM #: 456

98-456-A

STATE OF MARYLAND

COUNTY OF BALTIMORE

Carl F. Sardegna  
CARL F. SARDEGNA  
Nancy Williams Sardegna  
NANCY WILLIAMS SARDEGNA

BALTO CITY

Sworn to before me and subscribed in my presence this 26<sup>th</sup> day of  
May, 1998

B. J. Arczynski

B. J. ARCZYNSKI  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires October 2, 1999

# 456



**ZONING DESCRIPTION**  
**No. 10703 STEVENSON ROAD**  
**THIRD ELECTION DISTRICT**  
**BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the east side of Stevenson Road, 30 feet wide, and the north side of Greenspring Valley Road. BEING lots 22 and 23 as shown on a subdivision plat dated December 26, 1929 and recorded among the Land Records of Baltimore County, Maryland as Plat L. McL. M. 9, Folio 40, containing 91,356 square feet or 2.10 acres of land, more or less. Also being known as No. 10703 Stevenson Road and located in the Third Election District.

C.D. 3<sup>ED</sup>

February 6, 1997

96047Z

DSP

#456  
98-456-A

A-524-8P

BALTIMORE COUNTY, MARY VD  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

11EM 456  
No. 053754

DATE 5-26-98 ACCOUNT 2001-6150  
010 - VAR AMOUNT \$ 50.00

RECEIVED FROM: NANCY SARDINIA  
FOR: Adm. Vgr. 10703 Stevenson Rd

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
Reg. CK 1115

PAID RECEIPT  
PROCESS ACTUAL TIME  
5/26/1998 5/26/1998 10:56:57  
REQ. 0502 CASHIER JRIC JNR DEPOSER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 046739  
CR. NO. 053754  
50.00 CHECK  
Baltimore County, Maryland

98-456-A

CASHIER'S VALIDATION



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 456

Petitioner: CARL J. AND NANCY WILLIAMS SARDEGNA

Location: 10703 STEVENSON ROAD, STEVENSON, MD 21

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CARL J. SARDEGNA

ADDRESS: 10703 STEVENSON ROAD  
STEVENSON, MD 21153

PHONE NUMBER: 410-602-9402

AJ:ggs

(Revised 09/24/96)

**48.456-A**

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 98- 456 -A

Address 10703 STEVENSON RD.

Contact Person: REGINALD TANSUILIG

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-26-98

Posting Date: 6-7-98

Closing Date: 6-22-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

-----  
(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 98- 456 -A

Address 10703 STEVENSON RD

Posting Date: 6-7-98

Closing Date: 6-22-98

Wording for Sign: To Permit A SIDEYARD SETBACK OF 4.3 FT. IN LIEU  
OF THE REQUIRED 7.5 FT. FROM THE CENTER LINE OF  
STEVENSON ROAD.

CERTIFICATE OF POSTING

ADMIN. VAR.

RE. Case No.

98-456-A

Petitioner/Developer:

C. SARDEGNA, ETAL

Date of Hearing/Closing

6/22/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law

were posted conspicuously on the property located at #10703 STEVENSON RD.

The sign(s) were posted on

6/4/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/11/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

**ZONING NOTICE**

**VARIANCE**

CASE # 98-456-A

TO: FROM: A. RICHARD OFFICE OF  
45-0000 IN LIEU OF REQUIRED TO POST  
FROM THE CENTERLINE OF A ROAD  
(STREET) STEVENSON RD.

**PUBLIC HEARING ?**

ANYONE WHO IS AFFECTED BY THIS VARIANCE OR  
WHO HAS AN INTEREST IN THE PROPERTY MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE. PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
5:00 P.M. ON MONDAY, JUNE 22, 1998.

ADDITIONAL INFORMATION IS AVAILABLE AT  
THE ZONING DEPARTMENT OFFICE  
200 N. W. ST. TEL. 282-1200

6/4/98 98-456A  
#10703 STEVENSON  
SARDEGNA ROAD  
CALL  
CI- 6/22/98



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 16, 1998

Mr. & Mrs. Carl Sardegna  
10703 Stevenson Road  
Stevenson, MD 21153

RE: Item No.: 456  
Case No.: 98-456-A  
Petitioner: Carl and Nancy  
Sardegna  
Location: 10703 Stevenson Road

Dear Mr. & Mrs. Sardegna:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 26, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** June 8, 1998

**FROM:** Arnold F. "Pat" Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 443, 444, 445, 450, 452, 455, (456), 462, 464, and 465

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

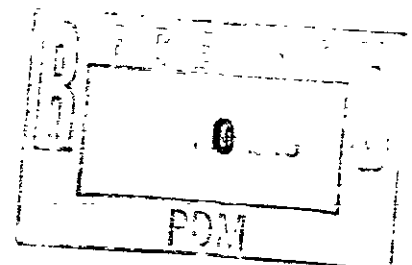
Prepared by:

*Jeffrey W. Long*

Division Chief:

*Cary L. Kerns*

AFK/JL





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 6-6-94  
Item No. 456 RT

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

June 12, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 446, 447, 448, 449, 450, 452, 453, 455,  
456, 460, 461, 462, 463, 464, 465, and John D.  
Barone

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F  
cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 23, 1998

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for June 23, 1998  
Item No. 456

The Development Plans Review Division has reviewed the subject zoning item. Stevenson Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE0615.456

ALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM

DATE: 6/17/88

SUBJECT: Zoning Advisory Committee  
Meeting Date: June 8, 88

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

*additional Items.*

Item #'s:

444

454

456

464

RBS:sp

BRUCE2/DEPRM/TXTS8P

R.C.2

W 28.500

CLUB

SITE

POOL

ROAD

CANDLEWICK

RD.

R.C. 2

GREENSPRING VALLEY

STEVENSON

DR.

GRE

ACRES

SCALE

1" = 200' ±

LOCATION

#456

SHEET

N. W.

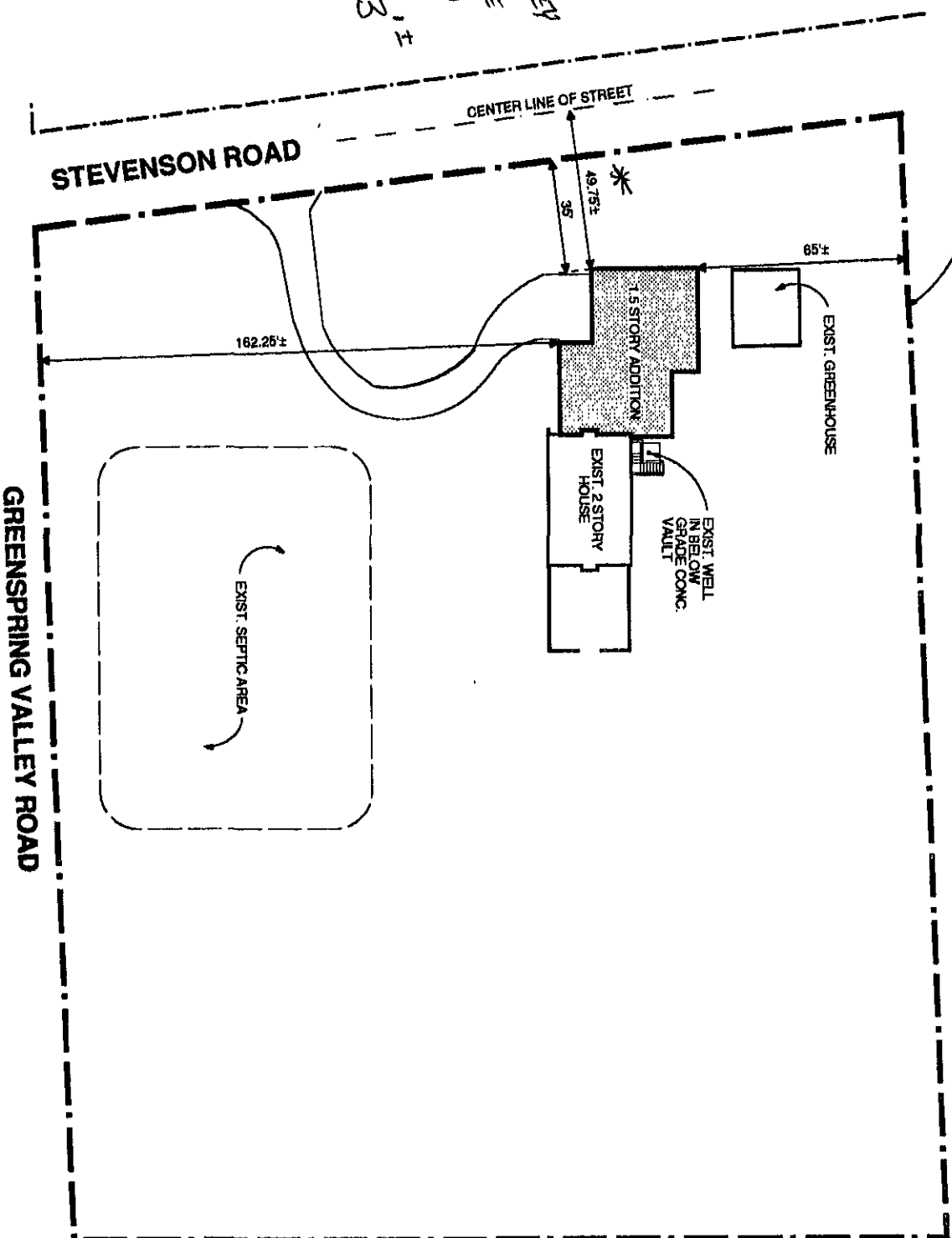
DATE OF  
PHOTOGRAPHY  
JANUARY

STEVENSON  
98.456-A

II-E

SEE NEED  
 ATTACHED  
 BOUNDARY SURVEY  
 THIS DISTANCE  
 IS ACTUALLY  
 $28' \pm + 15' = 43'$

PROPERTY LINE



NORTH

# **PLOT PLAN**

SCALE: 1" = 50'-0"

10703 STEVENSON ROAD  
 3RD ELECTION DISTRICT  
 3RD COUNCILMANIC DISTRICT  
 OWNER: CARL J. SARDEGNA

ZONING CASE REFERENCE: CASE NO. 97-370-A

98.456-A

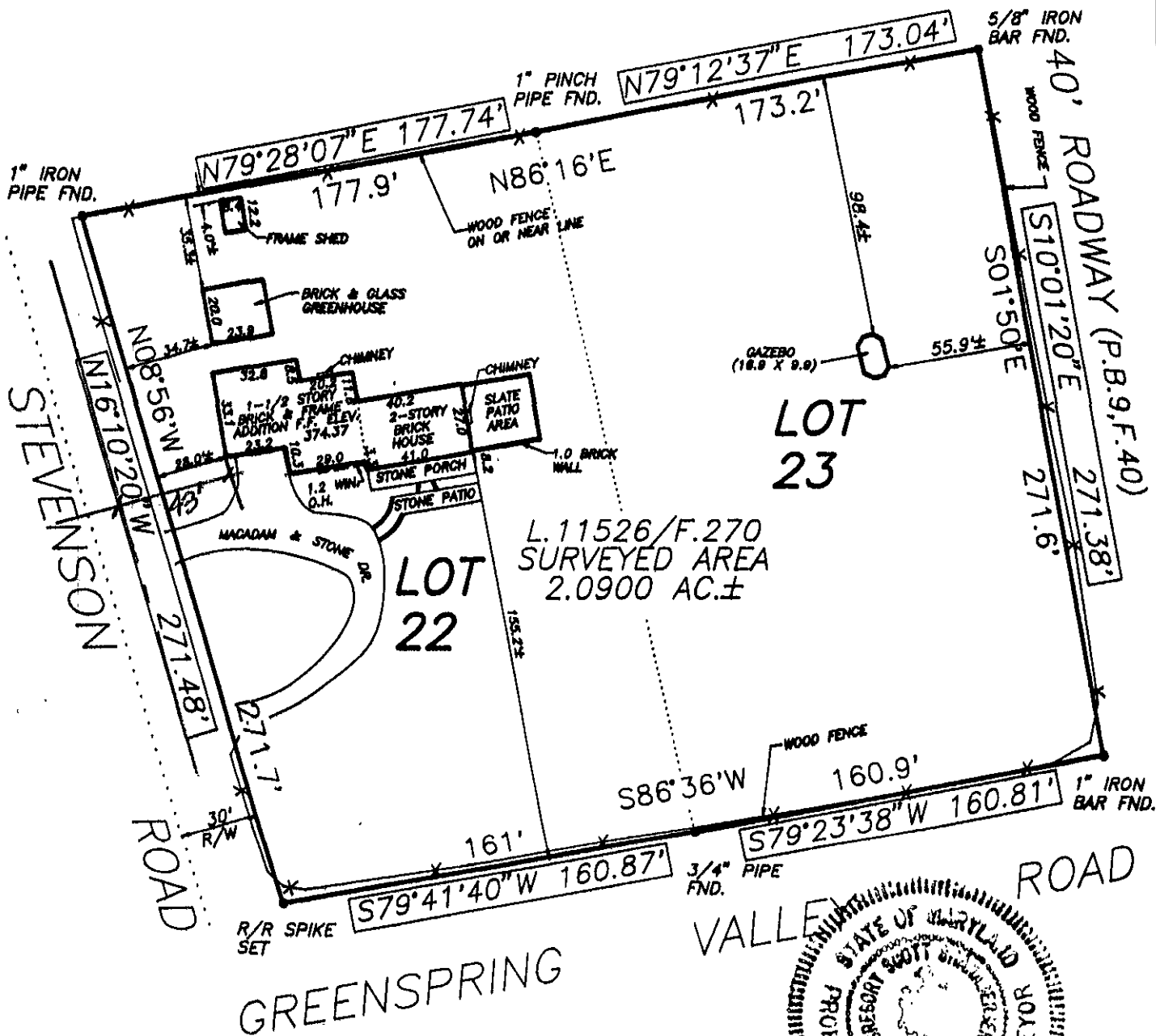
#456

# NOTES:

1. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, POOLS, BUILDING ADDITIONS OR OTHER FUTURE IMPROVEMENTS.
2. ACCURACY OF BUILDING MEASUREMENTS: 0.1
3. ACCURACY OF SETBACK DIMENSIONS: 0.1
4. ACCURACY OF ELEVATIONS: 0.1
5. N79°28'07"E 100.04' DENOTES SURVEY BEARING & DISTANCE  
N79°28'07"E 100.04' DENOTES PLAT BEARING & DISTANCE
6. COORDINATES & BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING BALTIMORE COUNTY TRAVERSE POINTS:

POINT	NORTHING	EASTING	ELEVATION
13105	43,457.08	-27,761.91	360.36
13106	43,372.94	-28,326.12	363.96

THE PROPERTY SHOWN HEREON  
LIES IN ZONE C AS SHOWN ON  
FLOOD INSURANCE RATE MAP  
NO: 240010-0240B  
DATED: MARCH 2, 1981



I HEREBY CERTIFY THAT I HAVE  
LOCATED THE IMPROVEMENTS AS  
SHOWN.

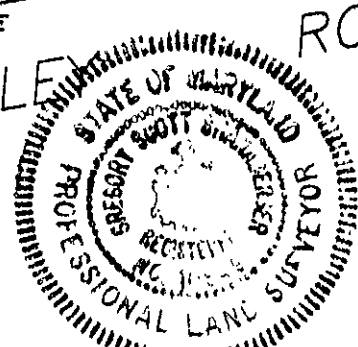


*Gregory Scott Shanaberger* 5/5/98  
SHANABERGER & LANE  
8726 TOWN AND COUNTRY BLVD.  
SUITE 104  
ELLICOTT CITY, MD. 21043  
(410)461-9563 FAX:461-9693

BOUNDARY SURVEY & LOCATION DRAWING  
#10703 STEVENSON ROAD

LOTS 22 & 23  
REVISED PLAT OF  
**WILTONWOOD**  
(PLAT BOOK L.McLM. #9 FOLIO 40)

ELECTION DISTRICT: THIRD **C-3**  
COUNTY: BALTIMORE  
SCALE: 1"=60'  
DATE: MAY 3, 1998



9729-01.dwg

98-456-A

CARL J. SARDEGNA  
10703 STEVENSON RD  
STEVENSON, MD 21153  
410-602-9402

FRONT VIEW

GREENSPRING  
VALLEY  
ROAD

CLUB ROAD  
SIDE

98-456-A  
#456

CARL J. SARDEGNA  
10703 STEVENSON RD  
STEVENSON, MD 21153  
(410) 602-9402

VIEW FROM  
REAR

(START OF ADDITION)

VIEW FROM  
FRONT

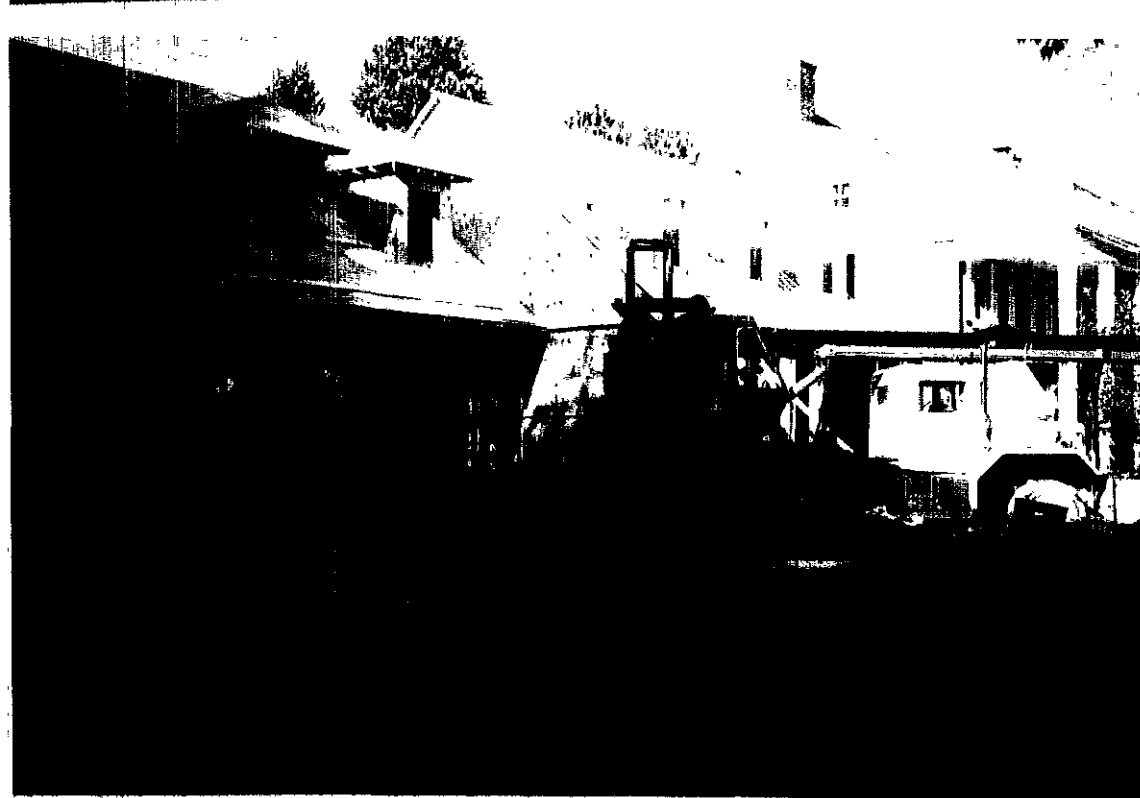
(ADDITION)

(ADDITION)

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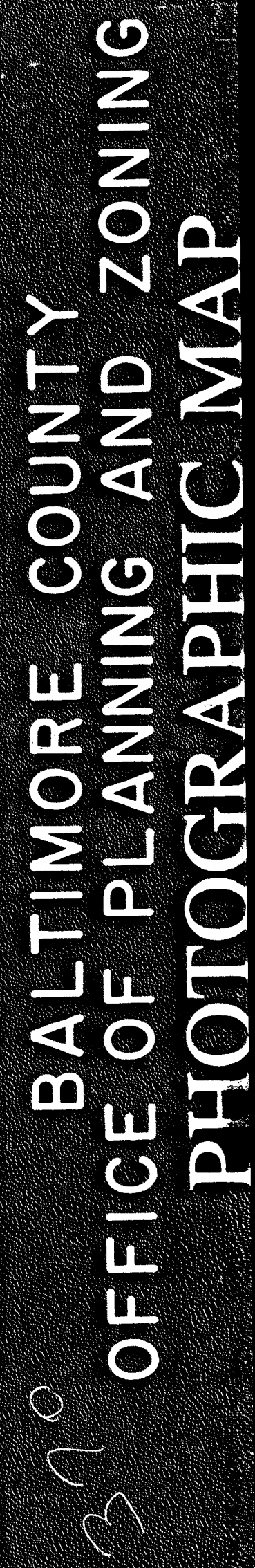
CARL J. SARDEG NA  
10703 STEVENSON RD  
STEVENSON, MD 21153  
(410) 602-9402



#456



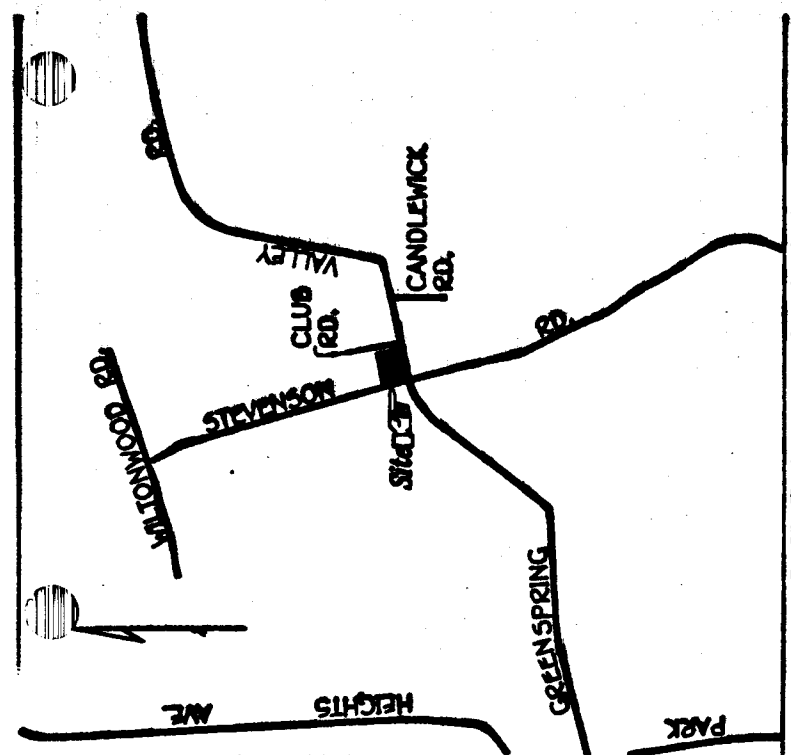
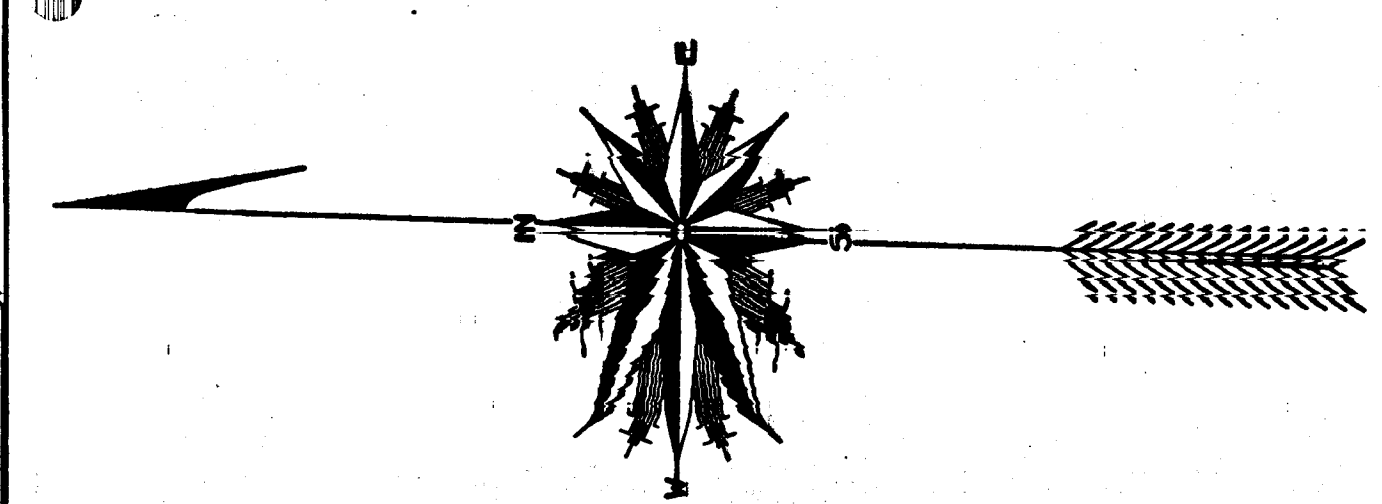
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PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

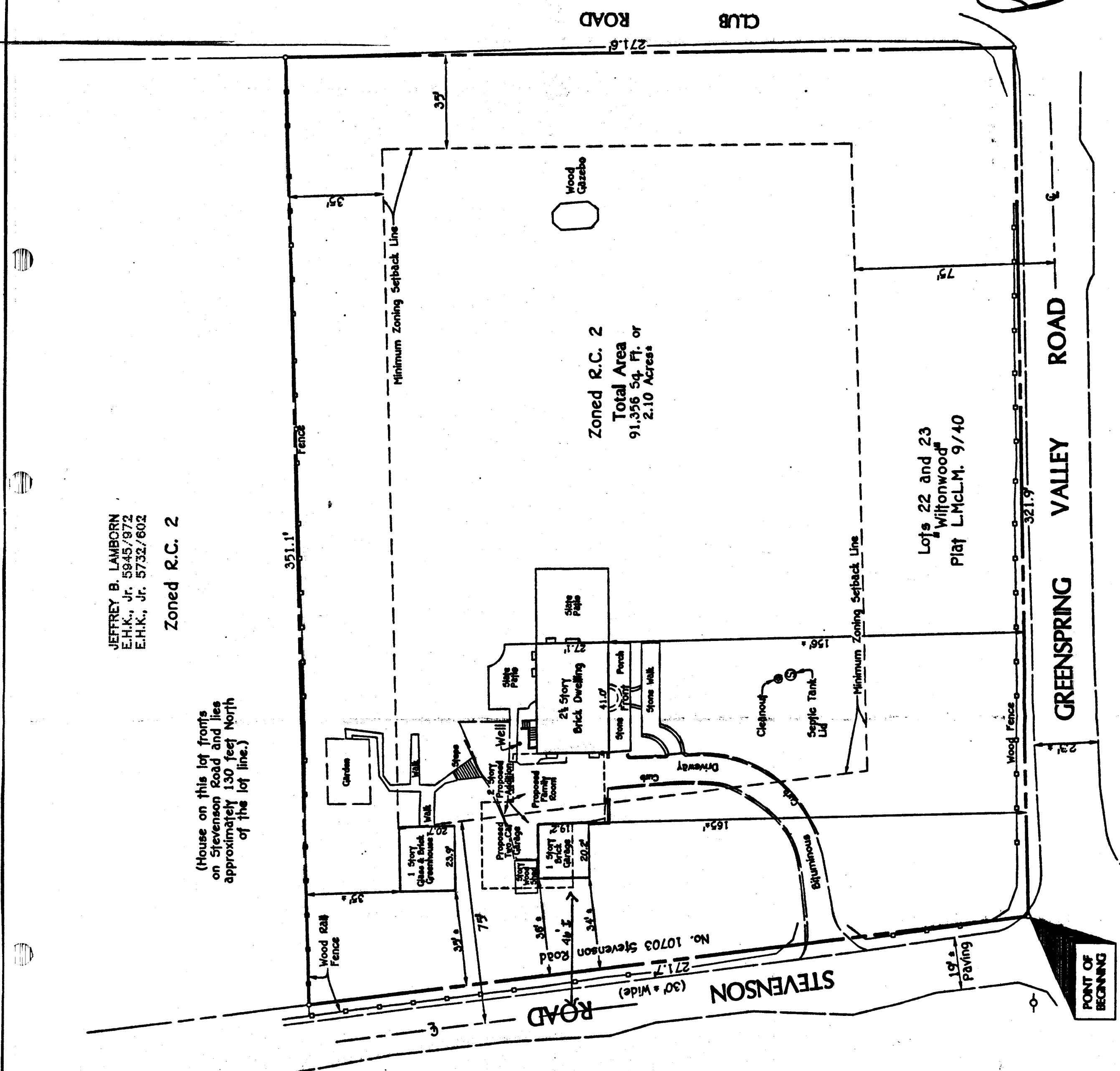
SCALE 1" = 200'	LOCATION INVESTIGATED STEVENSON	SHEET N.W. 11-E
DATE OF PHOTOGRAPHY JANUARY		





VICINITY MAP  
Scale: 2,000 Feet to 1 Inch

- 1) The property shown hereon is served by private water and sewer.
- 2) The property shown hereon does not lie within a critical area.



JEFFREY B. LAMBORN  
E.H.K., Jr. 5845/872  
E.H.K., Jr. 5732/602

Zoned R.C. 2

(House on this lot fronts on Stevenson Road and lies approximately 130 feet North of the lot line.)

Zoned R.C. 2  
Total Area  
91,356 Sq. Ft. or  
2.10 Acres

Lots 22 and 23  
"Wiltonwood"  
Plat L.M.C.M. 9/40

GREENSPRING VALLEY ROAD

97-370-A

PLAN TO ACCOMPANY ZONING VARIANCE  
OF  
No. 10703 STEVENSON ROAD

Lots 22 and 23 of "WILTONWOOD"  
Plat L.M.C.M. 9/40

Zoned R.C. 2  
Third Election District  
BALTIMORE COUNTY, MARYLAND

OWNER

CAZELL, J. SARDEGNA  
10703 Stevenson Road  
Baltimore, Md. 21153

Graphic Scale



Handwritten notes: "Pet. 1" and "370"

Handwritten note: "#4500"